



### LOCATION

The unit is a four-storey end terrace property occupying a prominent position on Market Street, directly opposite Co-op. It is situated close to the town centre link to Tesco and its car parking.

Nearby occupiers include the Post Office, Greggs and various independents including, opticians, butchers and gift shops.

### ACCOMMODATION

The premise is arranged as follows and comprises the following approximate net internal floor areas:

Basement	239sq ft	22.2sq m
Ground Floor	361sq ft	33.5sq m
First Floor	269sq ft	25sq m
Second Floor	229sq ft	21.3sq m
Third Floor	183sq ft	17sq m

### RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£5,800
UBR (2020/21)	49.9p
Rates Payable	£2,894.20

Prospective tenants are advised to confirm any rating liability directly with the Local

### USE

The property benefits from Use E of the Town & Country Planning (Use Classes) Order 1987.

### TENURE

Freehold

### PRICE

Quoting price of £175,000 for the freehold.

### COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

### EPC

An EPC certificate is available on request.

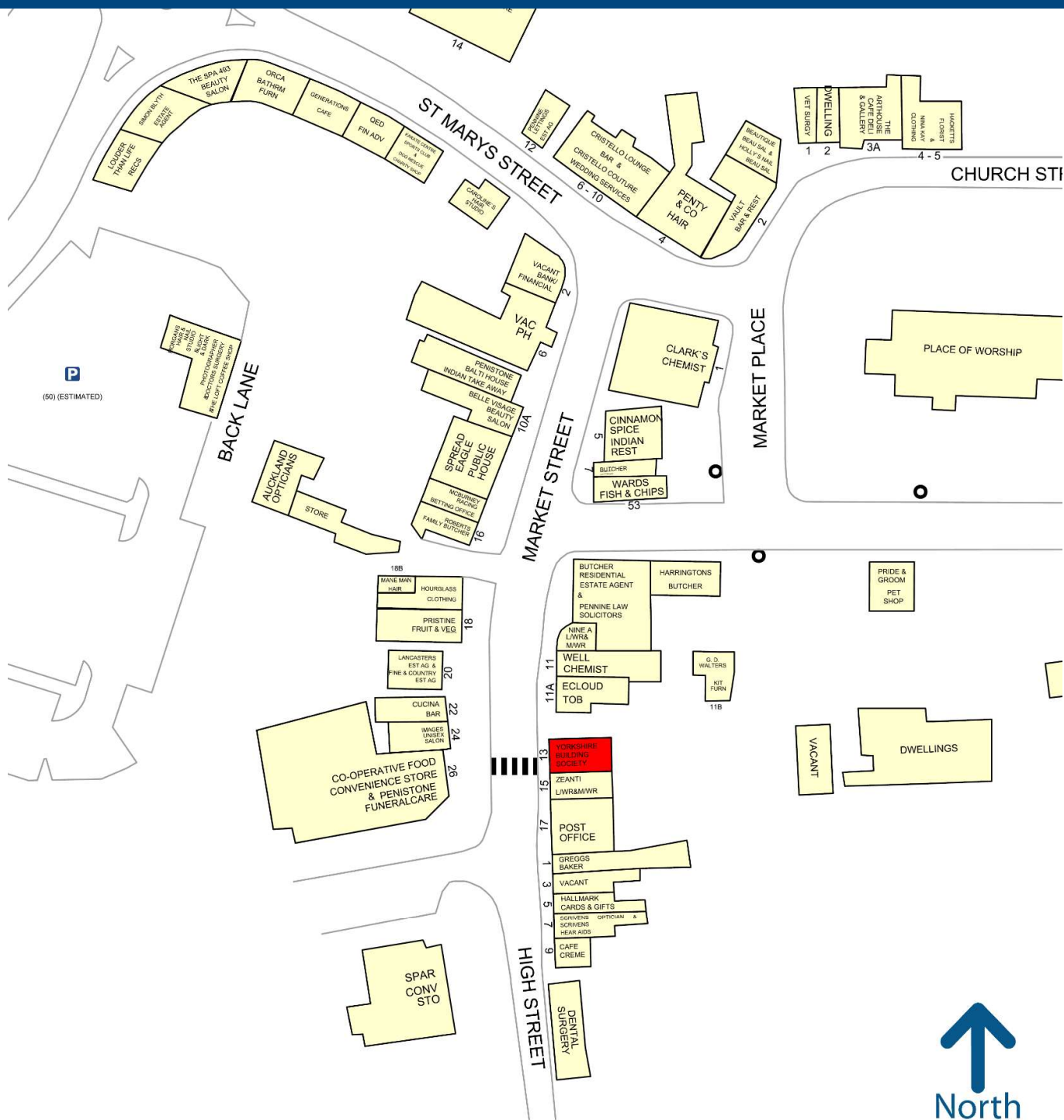
### CONTACT US

All appointments to view must be arranged via sole agents Colliers International, through:

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